



**A THREE BEDROOM SEMI-DETACHED FAMILY HOME IN GREAT CONDITION  
THROUGHOUT**

Rochester Road, Northwood, Middlesex, HA6 1NJ

**ROBSONS**

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**SEMI-DETACHED • THREE BEDROOMS •  
LIVING ROOM • MODERN KITCHEN/DINING  
ROOM • DOWNSTAIRS W/C • FAMILY  
BATHROOM • REAR GARDEN • DRIVEWAY  
PARKING • POTENTIAL TO EXTEND STPP**

### Description

This beautifully presented three-bedroom semi-detached family home is offered in great condition throughout, combining modern interiors with well-proportioned living accommodation.

The ground floor comprises a large and inviting living room, leading through to a modern, fully fitted kitchen/dining room with a range of contemporary units and ample space for dining. The kitchen provides access to the rear garden with doors opening out onto the patio. A convenient downstairs w/c completes the ground floor.

To the first floor are two very spacious bedrooms, a further third bedroom and a modern family bathroom.

Externally, the property benefits from a private rear garden, featuring a patio area ideal for outdoor seating and entertaining, while to the front there is a driveway providing off-road parking.





The property further benefits from the potential to extend subject to the usual planning permissions and consents.

### Location

The property is conveniently located in Northwood Hills and is perfectly positioned for highly regarded local senior schools including Haydon and Northwood (now an academy) as well as both Harlyn and Coteford infant and primary schools. Northwood Hills has an array of shopping facilities, restaurants and transport facilities including the Metropolitan Line station with access to Baker Street and The City. The local area is also well served with leisure facilities including golf, tennis and football clubs, while the surrounding area also offers excellent opportunities for walking and enjoying open spaces, including Ruislip Woods and Ruislip Lido. The M1, M40 and M25 motorways are also easily accessible.

NB this property is situated within the proximity of the ULEZ, if your vehicle does not comply charges may apply.

### Additional Information

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: E

Energy Efficiency Rating: D

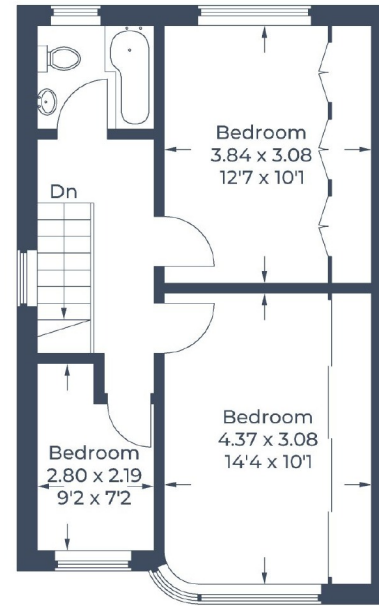
For additional information, please refer to [www.robsonsworld.com](http://www.robsonsworld.com) or call us on: 01923 835355.



Approximate Gross Internal Area  
Ground Floor = 58.9 sq m / 634 sq ft  
First Floor = 40.7 sq m / 438 sq ft  
Total = 99.6 sq m / 1,072 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.

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**ROBSONS**

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